HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2011

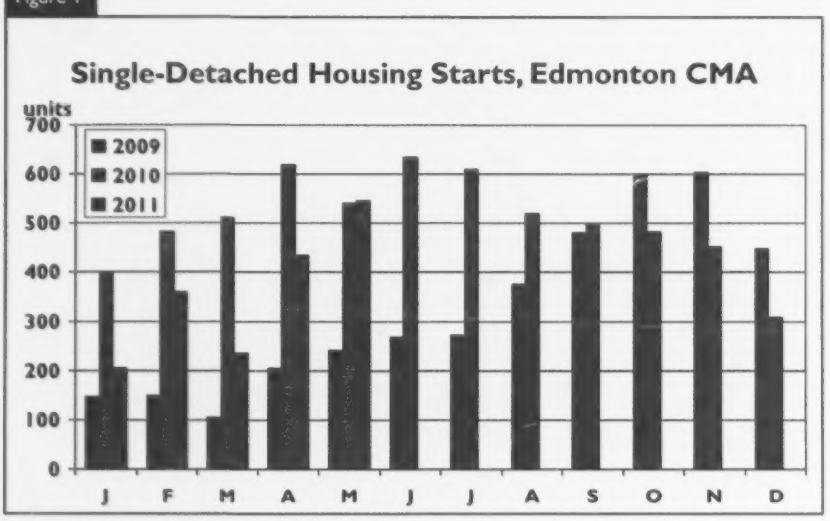
New Home Market

Edmonton Housing Starts Continue to Improve in May

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 1,009 units in May compared with 989 units in May 2010. This represents the strongest performance for total housing starts since April of last year. Notwithstanding the gain in May, housing starts continue to lag last year's pace and after five months of production, total starts have reached 3,332 units, down from 4,428 units during January to May of last year.

Single-detached home builders started work on 546 units in May, a slight increase over the 540 units started in May 2010. To the end of May, the industry has initiated construction

Figure 1



Source: CMHC

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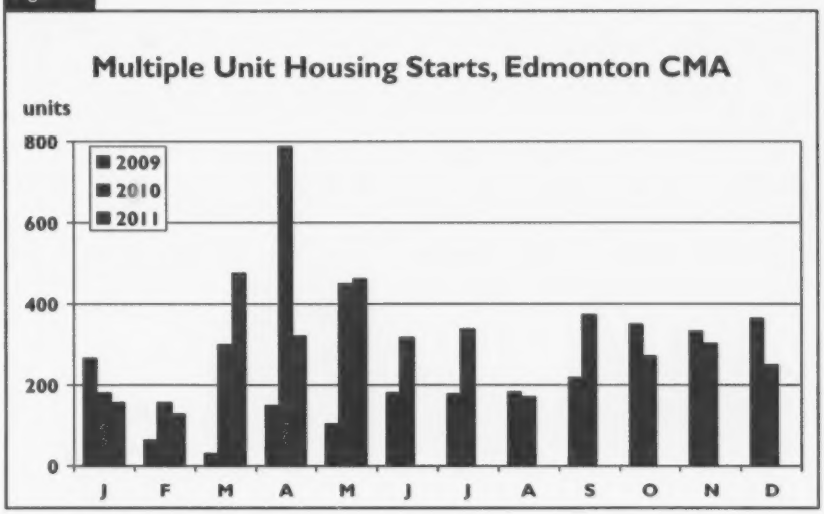
of 1,783 single-detached units, down 30 per cent from the 2,554 units reported in the first five months of 2010. The slower pace of starts thus far, coupled with the stronger rate of completions and absorptions recorded through May, have enabled builders to draw down total supply that have been at high levels since last summer.

At 3,657 units in May, total single-detached supply, which includes both inventory and units under construction, was down 13 per cent from the prior year. Single-detached inventories were up markedly from this time last year, though units under construction were well below the levels identified in May 2010. The 3,115 single-detached units in progress at the end of May represent an 18 per cent reduction from the corresponding period in 2010.

Meanwhile, single-detached completions recorded a four per cent year-over-year improvement in May to 425 units. Concurrently, absorptions in May improved by 29 per cent from a year prior, outpacing completions by 39 units. This resulted in a 39 unit reduction in the inventory of completed and unoccupied units from the previous month. Compared with this time last year, however, the stock of complete and unabsorbed singles including show homes (at 542 units) was up 35 per cent from the 401 units on hand in May 2010.

Fuelled by an increase in absorptions of homes at the higher price ranges,

Figure 2

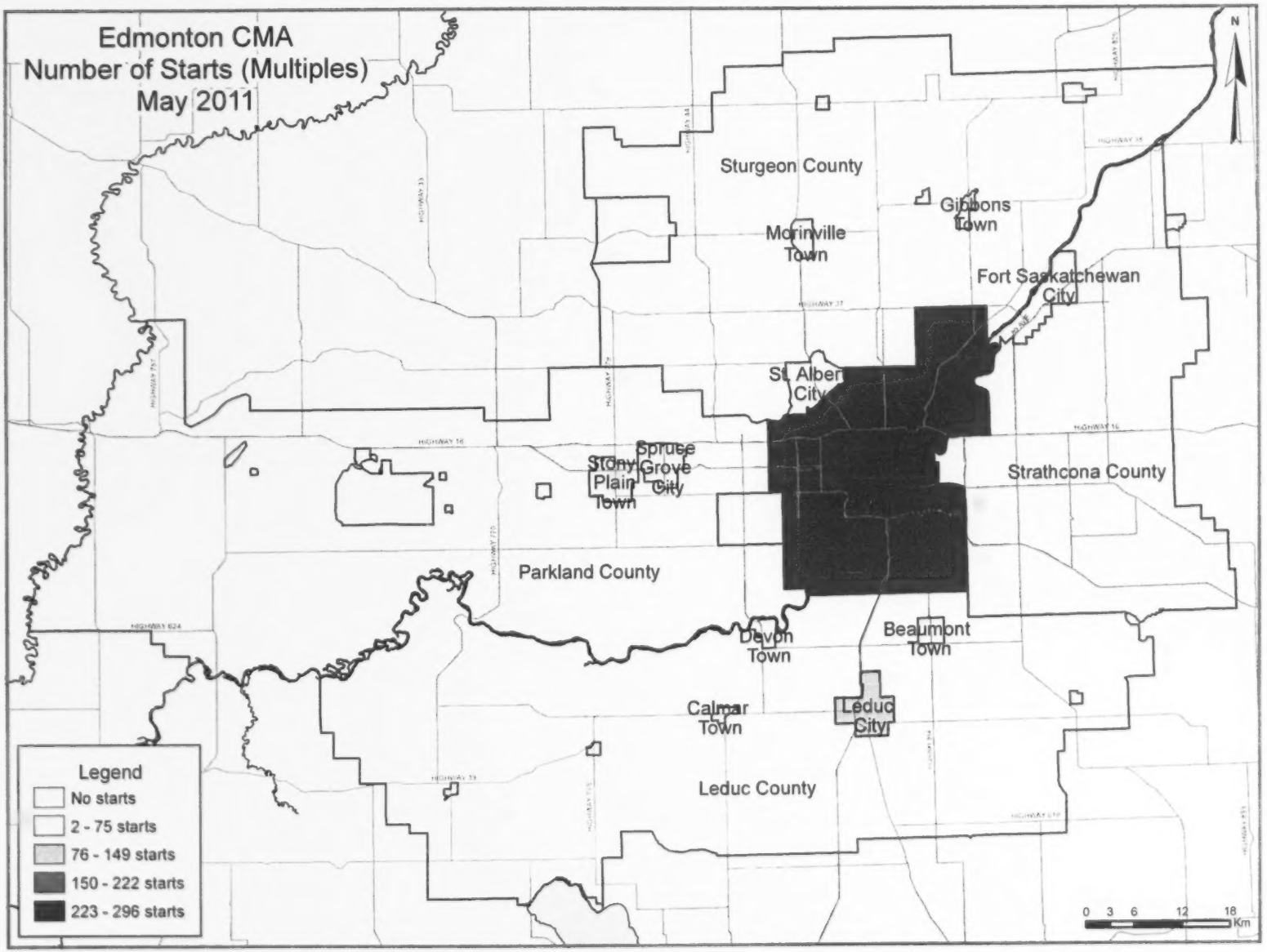


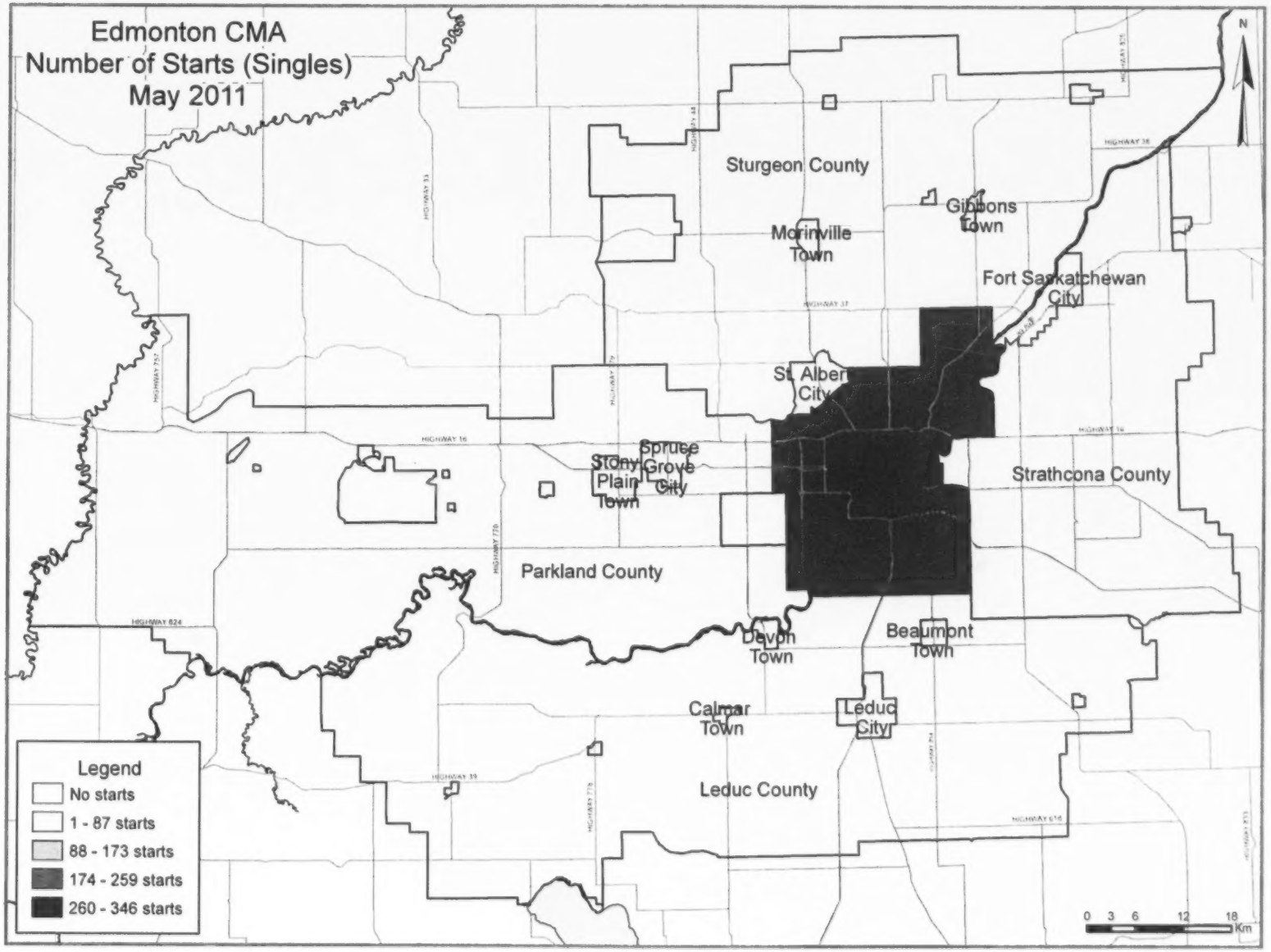
Source: CMHC

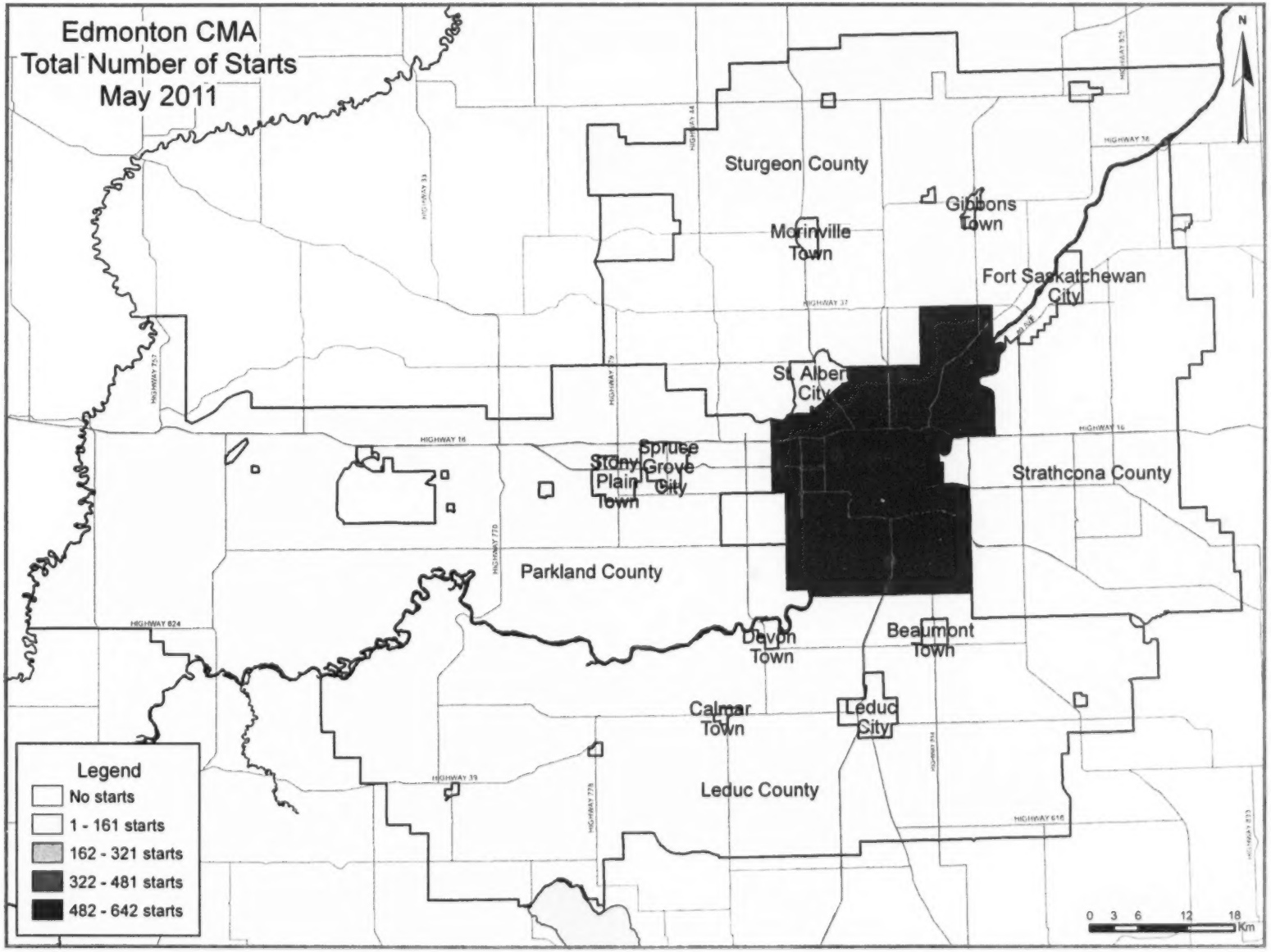
the average price of a new single-detached home absorbed in May in the Edmonton CMA was $550,370, up 21 per cent from $454,139 in May of 2010. This brings the year-to-date average price to $512,325, an eight per cent increase over the prior year. Meanwhile, the median price of all absorbed single-detached homes in May was $460,000, up from $410,050 during the corresponding period of 2010.

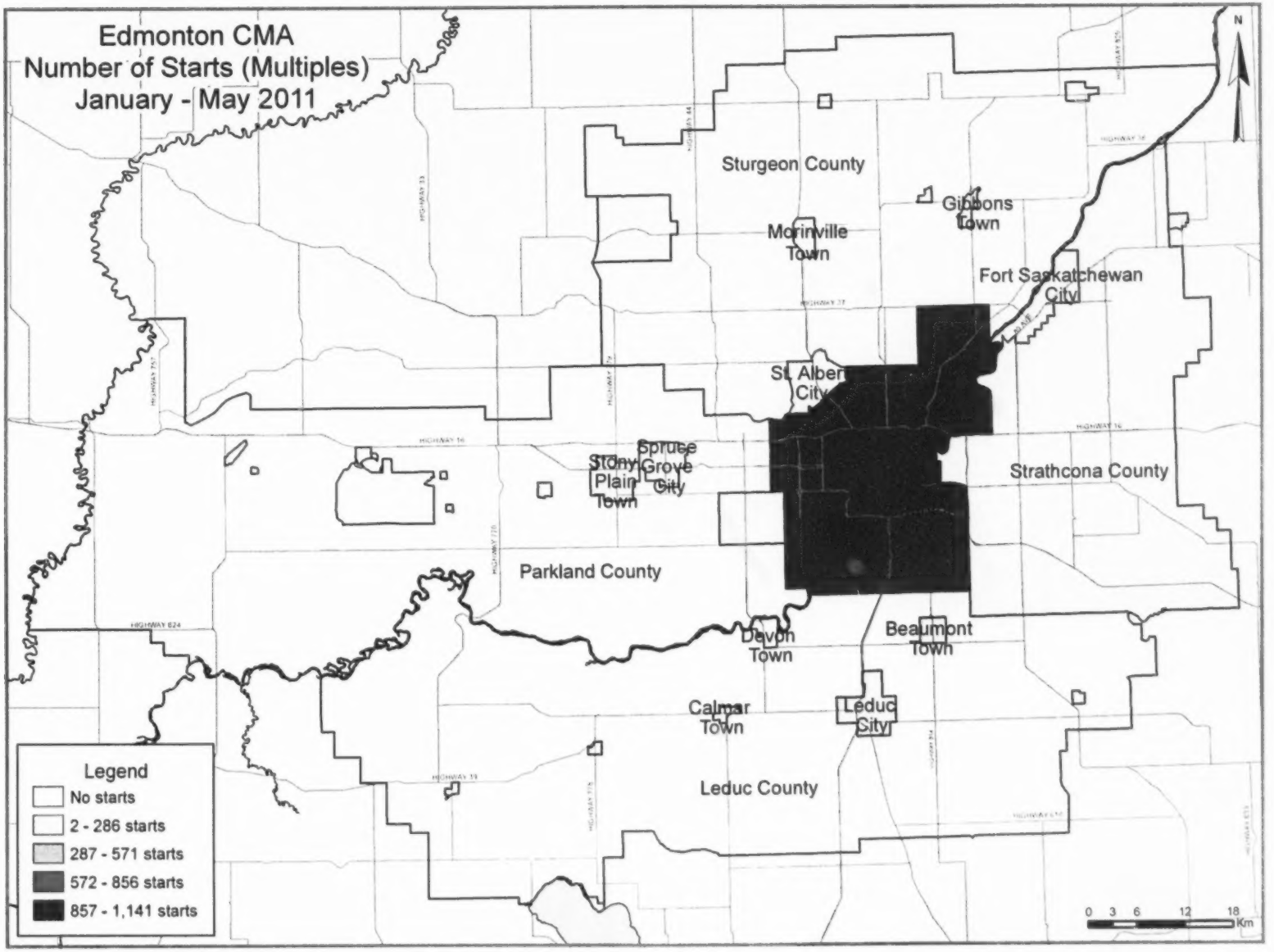
Multi-family starts, which include semi-detached units, rows, and apartments, amounted to 463 units in May compared with 449 multiple units started in May 2010. To the end of May, multiple starts have reached 1,549 units compared with 1,874 starts during January to May of last year. Following a relatively slow start to the year, apartment starts in particular have shown a marked improvement in the past three months.

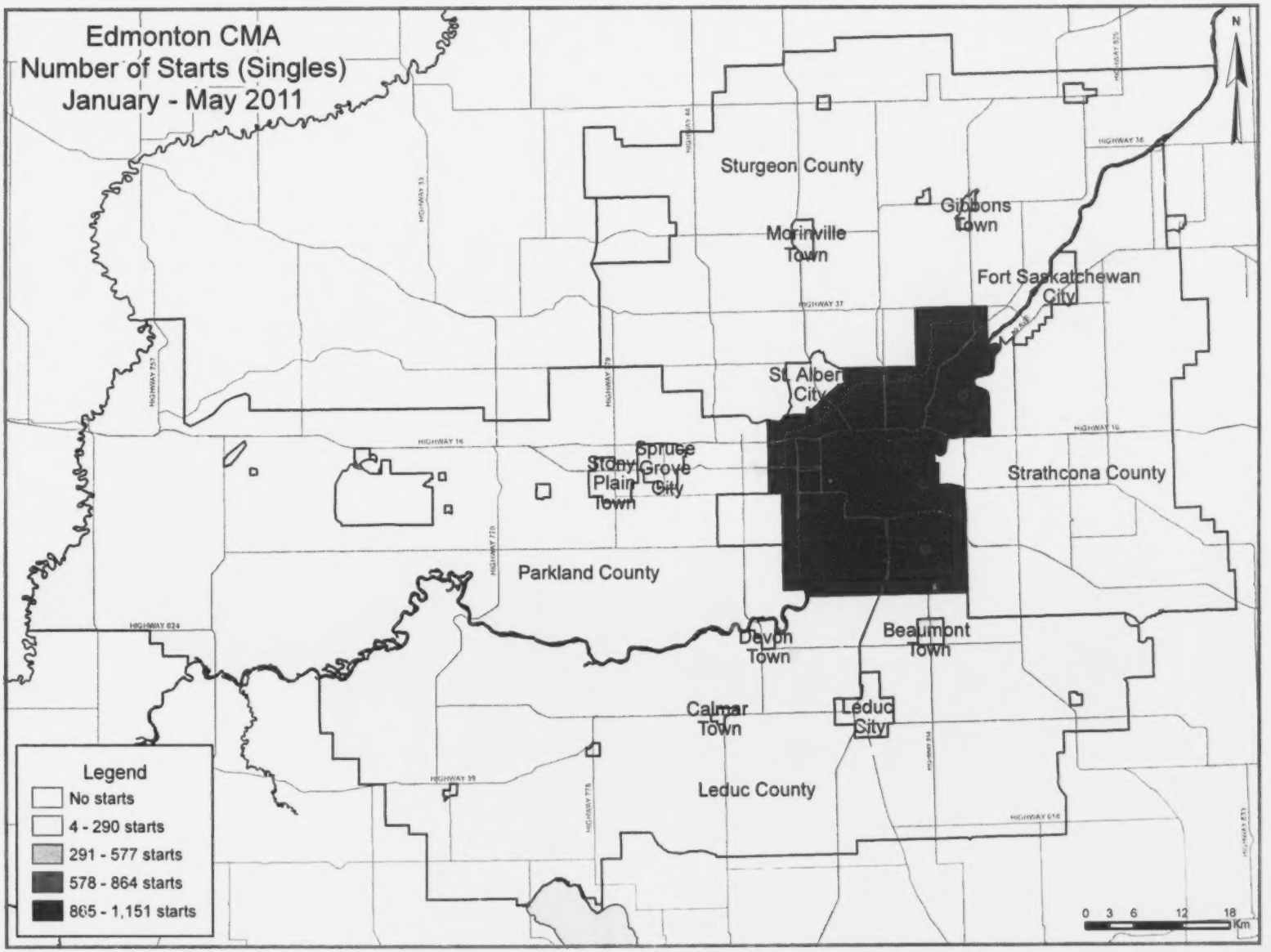
Multi-unit completions totalled 142 units in May compared with 301 in May 2010. Meanwhile, absorptions in May reached 193 multiple units, outpacing completions for only the second time since November of last year. As such, unabsorbed inventories edged downwards on a month-over-month basis in May. However, at 968 units, the number of completed and unoccupied multiples in May was nine per cent above the unabsorbed unit count a year prior. At 5,276 units, the number of multiples under construction in May was on par with the previous year, accounting for the bulk of multi-unit housing supply.

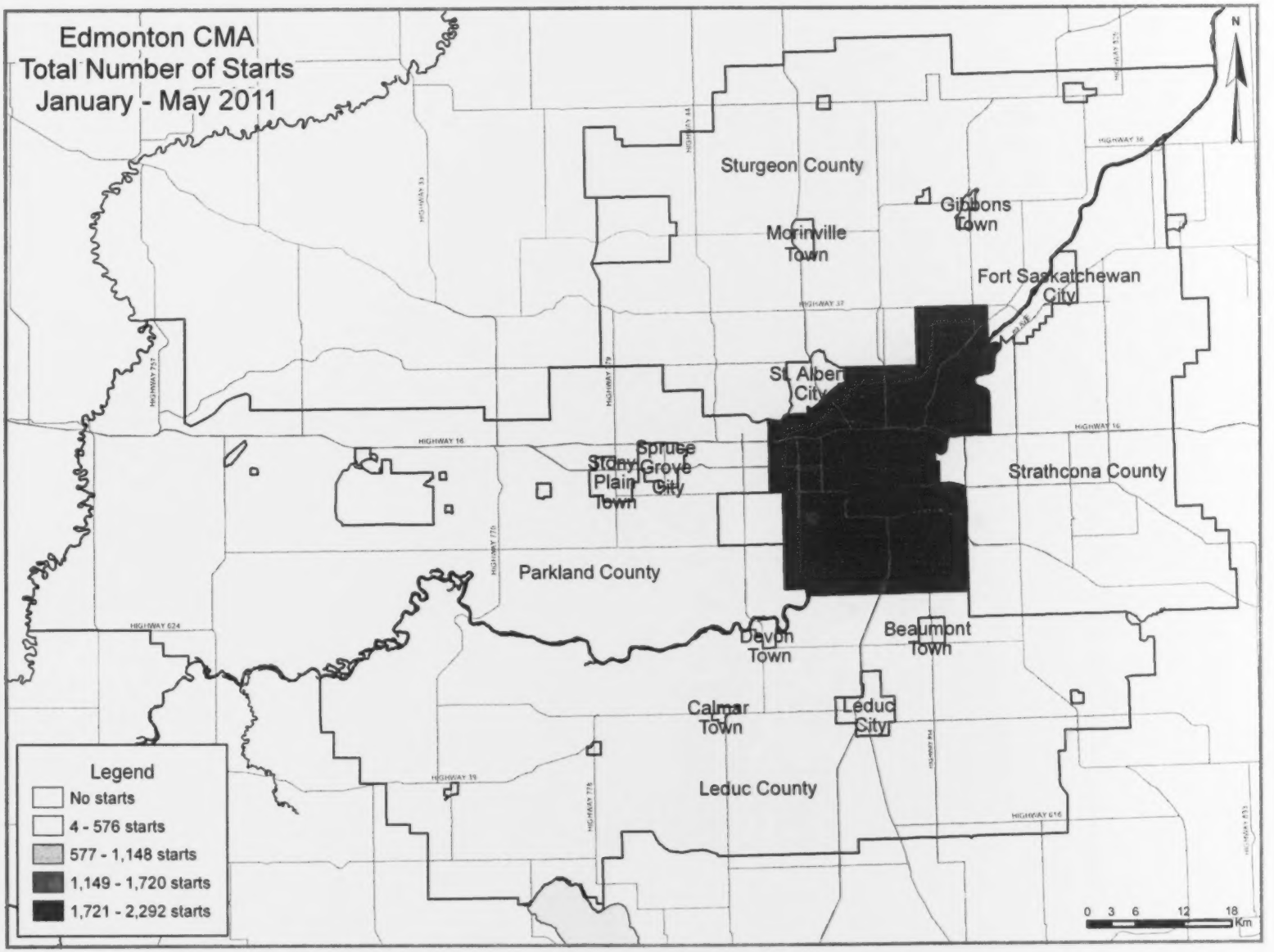

Edmonton CMA
Number of Starts (Multiples)
May 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 75 starts
76 - 149 starts
150 - 222 starts
223 - 296 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
May 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 87 starts
88 - 173 starts
174 - 259 starts
260 - 346 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
May 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 824
HIGHWAY 39
Legend
No starts
1 - 161 starts
162 - 321 starts
322 - 481 starts
482 - 642 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - May 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 286 starts
287 - 571 starts
572 - 856 starts
857 - 1,141 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - May 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 290 starts
291 - 577 starts
578 - 864 starts
865 - 1,151 starts
0 3 6 12 18
Km
N


Edmonton CMA
Total Number of Starts
January - May 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 576 starts
577 - 1,148 starts
1,149 - 1,720 starts
1,721 - 2,292 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA May 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	536	146	13	10	79	98	0	127	1,009
May 2010	540	116	4	0	123	82	0	124	989
% Change	-0.7	25.9	**	n/a	-35.8	19.5	n/a	2.4	2.0
Year-to-date 2011	1,773	464	43	10	199	479	0	364	3,332
Year-to-date 2010	2,552	580	56	2	326	748	28	136	4,428
% Change	-30.5	-20.0	-23.2	**	-39.0	-36.0	-100.0	167.6	-24.8
UNDER CONSTRUCTION									
May 2011	3,081	668	80	25	843	2,967	31	696	8,391
May 2010	3,760	852	112	13	940	2,759	41	550	9,027
% Change	-18.1	-21.6	-28.6	92.3	-10.3	7.5	-24.4	26.5	-7.0
COMPLETIONS									
May 2011	425	78	4	0	33	0	12	15	567
May 2010	406	128	15	1	107	0	0	51	708
% Change	4.7	-39.1	-73.3	-100.0	-69.2	n/a	n/a	-70.6	-19.9
Year-to-date 2011	2,348	414	53	1	257	466	54	46	3,639
Year-to-date 2010	1,796	446	26	4	307	515	0	105	3,199
% Change	30.7	-7.2	103.8	-75.0	-16.3	-9.5	n/a	-56.2	13.8
COMPLETED & NOT ABSORBED									
May 2011	540	90	14	1	158	694	1	12	1,510
May 2010	399	78	13	1	171	568	1	56	1,287
% Change	35.3	15.4	7.7	0.0	-7.6	22.2	0.0	-78.6	17.3
ABSORBED									
May 2011	464	79	2	0	46	66	0	0	657
May 2010	387	115	12	1	100	29	0	7	651
% Change	19.9	-31.3	-83.3	-100.0	-54.0	127.6	n/a	-100.0	0.9
Year-to-date 2011	2,336	408	52	1	260	390	3	30	3,480
Year-to-date 2010	1,793	429	24	3	374	681	3	80	3,387
% Change	30.3	-4.9	116.7	-66.7	-30.5	-42.7	0.0	-62.5	2.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
May 2011	337	130	9	9	59	98	0	0	642
May 2010	301	74	0	0	101	82	0	0	558
Beaumont Town									
May 2011	35	0	0	0	0	0	0	0	35
May 2010	4	0	0	0	8	0	0	0	12
Devon Town									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	2	0	0	0	0	0	0	28	30
Fort Saskatchewan City									
May 2011	22	2	0	0	0	0	0	0	24
May 2010	29	6	0	0	0	0	0	0	35
Leduc City									
May 2011	11	0	0	0	8	0	0	127	146
May 2010	31	6	0	0	0	0	0	96	133
Leduc County									
May 2011	14	0	0	0	0	0	0	0	14
May 2010	7	0	0	0	0	0	0	0	7
Morinville Town									
May 2011	7	0	0	0	0	0	0	0	7
May 2010	21	0	4	0	0	0	0	0	25
Parkland County									
May 2011	19	0	0	0	0	0	0	0	19
May 2010	19	0	0	0	0	0	0	0	19
Spruce Grove City									
May 2011	16	12	4	1	6	0	0	0	39
May 2010	24	16	0	0	8	0	0	0	48
St. Albert City									
May 2011	19	0	0	0	0	0	0	0	19
May 2010	15	2	0	0	0	0	0	0	17
Stony Plain Town									
May 2011	4	2	0	0	0	0	0	0	6
May 2010	2	4	0	0	0	0	0	0	6
Strathcona County									
May 2011	27	0	0	0	6	0	0	0	33
May 2010	56	8	0	0	6	0	0	0	70
Sturgeon County									
May 2011	16	0	0	0	0	0	0	0	16
May 2010	20	0	0	0	0	0	0	0	20
Remainder of the CMA									
May 2011	6	0	0	0	0	0	0	0	6
May 2010	9	0	0	0	0	0	0	0	9
Edmonton CMA									
May 2011	536	146	13	10	79	98	0	127	1,009
May 2010	540	116	4	0	123	82	0	124	989

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2011	1,708	510	51	24	666	2,255	27	288	5,529
May 2010	2,047	534	77	7	639	2,551	35	192	6,082
Beaumont Town									
May 2011	170	14	0	0	0	0	0	0	184
May 2010	150	14	0	0	32	0	0	0	196
Devon Town									
May 2011	7	0	0	0	5	0	0	0	12
May 2010	13	8	0	0	10	0	0	28	59
Fort Saskatchewan City									
May 2011	126	18	0	0	13	0	0	223	380
May 2010	151	72	7	0	25	0	0	152	407
Leduc City									
May 2011	100	22	0	0	12	160	0	151	445
May 2010	252	56	4	0	56	0	0	96	464
Leduc County									
May 2011	94	0	0	0	0	0	0	0	94
May 2010	68	0	0	0	0	0	0	0	68
Morinville Town									
May 2011	61	0	8	0	38	0	0	0	107
May 2010	64	2	7	0	44	20	0	0	137
Parkland County									
May 2011	153	2	0	0	0	0	0	0	155
May 2010	148	0	0	0	0	0	0	0	148
Spruce Grove City									
May 2011	108	68	17	1	6	99	0	0	299
May 2010	192	70	9	0	8	0	0	0	279
St. Albert City									
May 2011	128	2	0	0	0	101	0	0	231
May 2010	132	12	0	0	10	36	0	82	272
Stony Plain Town									
May 2011	55	6	4	0	40	141	0	0	246
May 2010	67	14	4	0	68	119	6	0	278
Strathcona County									
May 2011	232	22	0	0	63	211	0	34	562
May 2010	327	66	4	6	48	0	0	0	451
Sturgeon County									
May 2011	99	0	0	0	0	0	0	0	99
May 2010	101	2	0	0	0	0	0	0	103
Remainder of the CMA									
May 2011	40	4	0	0	0	0	4	0	48
May 2010	48	2	0	0	0	33	0	0	83
Edmonton CMA									
May 2011	3,081	668	80	25	843	2,967	31	696	8,391
May 2010	3,760	852	112	13	940	2,759	41	550	9,027

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2011	246	44	0	0	12	0	0	15	317
May 2010	241	82	4	1	96	0	0	4	428
Beaumont Town									
May 2011	7	2	0	0	0	0	0	0	9
May 2010	1	2	0	0	6	0	0	0	9
Devon Town									
May 2011	2	0	0	0	5	0	0	0	7
May 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2011	17	12	0	0	0	0	0	0	29
May 2010	19	12	0	0	5	0	0	0	36
Leduc City									
May 2011	23	6	0	0	0	0	0	0	29
May 2010	2	0	0	0	0	0	0	47	49
Leduc County									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
May 2011	5	0	0	0	16	0	0	0	21
May 2010	8	0	3	0	0	0	0	0	11
Parkland County									
May 2011	19	0	0	0	0	0	0	0	19
May 2010	24	0	0	0	0	0	0	0	24
Spruce Grove City									
May 2011	18	12	4	0	0	0	0	0	34
May 2010	31	14	8	0	0	0	0	0	53
St. Albert City									
May 2011	9	0	0	0	0	0	0	0	9
May 2010	12	4	0	0	0	0	0	0	16
Stony Plain Town									
May 2011	9	0	0	0	0	0	12	0	21
May 2010	10	0	0	0	0	0	0	0	10
Strathcona County									
May 2011	42	2	0	0	0	0	0	0	44
May 2010	40	14	0	0	0	0	0	0	54
Sturgeon County									
May 2011	12	0	0	0	0	0	0	0	12
May 2010	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
May 2011	6	0	0	0	0	0	0	0	6
May 2010	4	0	0	0	0	0	0	0	4
Edmonton CMA									
May 2011	425	78	4	0	33	0	12	15	567
May 2010	406	128	15	1	107	0	0	51	708

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2011	248	41	5	0	81	523	1	0	899
May 2010	197	55	3	1	102	342	1	4	705
Beaumont Town									
May 2011	22	0	0	0	1	0	0	0	23
May 2010	11	0	0	0	2	0	0	0	13
Devon Town									
May 2011	2	0	0	0	5	0	0	0	7
May 2010	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
May 2011	49	19	1	0	18	48	0	0	135
May 2010	29	10	1	0	22	71	0	0	133
Leduc City									
May 2011	33	9	0	0	8	20	0	0	70
May 2010	25	1	0	0	6	47	0	40	119
Leduc County									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
May 2011	14	0	1	0	18	0	0	0	33
May 2010	14	0	4	0	13	6	0	0	37
Parkland County									
May 2011	18	0	0	0	0	0	0	0	18
May 2010	6	0	0	0	0	0	0	0	6
Spruce Grove City									
May 2011	26	13	5	0	0	93	0	0	137
May 2010	15	7	5	0	0	93	0	0	120
St. Albert City									
May 2011	30	2	0	0	1	0	0	0	33
May 2010	29	1	0	0	2	0	0	0	32
Stony Plain Town									
May 2011	19	1	0	0	20	0	0	0	40
May 2010	20	0	0	0	18	5	0	0	43
Strathcona County									
May 2011	75	3	2	1	6	1	0	12	100
May 2010	47	4	0	0	6	4	0	12	73
Sturgeon County									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
May 2011	3	2	0	0	0	9	0	0	14
May 2010	1	0	0	0	0	0	0	0	1
Edmonton CMA									
May 2011	540	90	14	1	158	694	1	12	1,510
May 2010	399	78	13	1	171	568	1	56	1,287

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
May 2011	267	48	0	0	28	59	0	0	402
May 2010	229	68	4	1	80	25	0	0	407
Beaumont Town									
May 2011	11	2	0	0	0	0	0	0	13
May 2010	2	2	0	0	6	0	0	0	10
Devon Town									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	0	0	0	0	1	0	0	0	1
Fort Saskatchewan City									
May 2011	20	5	0	0	1	1	0	0	27
May 2010	21	15	0	0	3	2	0	0	41
Leduc City									
May 2011	25	10	0	0	0	0	0	0	35
May 2010	4	3	0	0	2	2	0	7	18
Leduc County									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
May 2011	7	0	0	0	10	0	0	0	17
May 2010	5	0	2	0	1	0	0	0	8
Parkland County									
May 2011	18	0	0	0	0	0	0	0	18
May 2010	25	0	0	0	0	0	0	0	25
Spruce Grove City									
May 2011	16	11	2	0	3	0	0	0	32
May 2010	29	9	6	0	0	0	0	0	44
St. Albert City									
May 2011	16	0	0	0	2	0	0	0	18
May 2010	15	4	0	0	4	0	0	0	23
Stony Plain Town									
May 2011	7	0	0	0	1	0	0	0	8
May 2010	6	0	0	0	3	0	0	0	9
Strathcona County									
May 2011	42	3	0	0	1	1	0	0	47
May 2010	32	14	0	0	0	0	0	0	46
Sturgeon County									
May 2011	14	0	0	0	0	0	0	0	14
May 2010	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
May 2011	8	0	0	0	0	5	0	0	13
May 2010	5	0	0	0	0	0	0	0	5
Edmonton CMA									
May 2011	464	79	2	0	46	66	0	0	657
May 2010	387	115	12	1	100	29	0	7	651

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Edmonton City	346	301	134	78	64	97	98	82	642	558	15.1
Beaumont Town	35	4	0	8	0	0	0	0	35	12	191.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	3	2	0	0	0	0	0	28	3	30	-90.0
Fort Saskatchewan City	22	29	2	6	0	0	0	0	24	35	-31.4
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	11	31	0	6	8	0	127	96	146	133	9.8
Leduc County	14	7	0	0	0	0	0	0	14	7	100.0
Morinville Town	7	21	0	0	0	4	0	0	7	25	-72.0
Parkland County	19	19	0	0	0	0	0	0	19	19	0.0
Spruce Grove City	17	24	18	16	4	8	0	0	39	48	-18.8
St. Albert City	19	15	0	2	0	0	0	0	19	17	11.8
Stony Plain Town	4	2	2	4	0	0	0	0	6	6	0.0
Strathcona County	27	56	0	8	6	6	0	0	33	70	-52.9
Sturgeon County	16	20	0	0	0	0	0	0	16	20	-20.0
Remainder of the CMA	5	9	0	0	0	0	0	0	5	9	-44.4
Edmonton CMA	546	540	156	128	82	115	225	206	1,009	989	2.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,151	1,470	406	448	174	306	561	760	2,292	2,984	-23.2
Beaumont Town	87	79	8	18	0	0	0	0	95	97	-2.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	4	0	0	0	0	0	28	4	32	-87.5
Fort Saskatchewan City	63	111	8	32	0	0	0	0	71	143	-50.3
Gibbons Town	5	6	0	0	0	0	0	0	5	6	-16.7
Leduc City	59	130	12	16	8	0	207	96	286	242	18.2
Leduc County	30	31	0	0	0	0	0	0	30	31	-3.2
Morinville Town	36	50	0	0	0	7	0	0	36	57	-36.8
Parkland County	48	85	0	0	0	0	0	0	48	85	-43.5
Spruce Grove City	58	149	58	62	4	8	0	0	120	219	-45.2
St. Albert City	69	77	0	2	0	0	0	0	69	79	-12.7
Stony Plain Town	36	47	2	12	0	6	0	0	38	65	-41.5
Strathcona County	90	228	16	50	10	23	75	0	191	301	-36.5
Sturgeon County	34	62	0	0	0	0	0	0	34	62	-45.2
Remainder of the CMA	13	25	0	0	0	0	0	0	13	25	-48.0
Edmonton CMA	1,783	2,554	510	640	196	350	843	884	3,332	4,428	-24.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Edmonton City	64	97	0	0	98	82	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	28
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	127	96
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	6	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	82	115	0	0	98	82	127	124

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	174	284	0	22	324	748	237	12
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	28
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	80	0	127	96
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	7	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	6	0	0	0	0
Strathcona County	10	23	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	196	322	0	28	479	748	364	136

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Edmonton City	476	375	166	183	0	0	642	558
Beaumont Town	35	4	0	8	0	0	35	12
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	3	2	0	0	0	28	3	30
Fort Saskatchewan City	24	35	0	0	0	0	24	35
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	11	37	8	0	127	96	146	133
Leduc County	14	7	0	0	0	0	14	7
Morinville Town	7	25	0	0	0	0	7	25
Parkland County	19	19	0	0	0	0	19	19
Spruce Grove City	32	40	7	8	0	0	39	48
St. Albert City	19	17	0	0	0	0	19	17
Stony Plain Town	6	6	0	0	0	0	6	6
Strathcona County	27	64	6	6	0	0	33	70
Sturgeon County	16	20	0	0	0	0	16	20
Remainder of the CMA	5	9	0	0	0	0	5	9
Edmonton CMA	695	660	187	205	127	124	1,009	989

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,559	1,912	496	1,038	237	34	2,292	2,984
Beaumont Town	95	89	0	8	0	0	95	97
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	4	0	0	0	28	4	32
Fort Saskatchewan City	71	143	0	0	0	0	71	143
Gibbons Town	5	6	0	0	0	0	5	6
Leduc City	71	146	88	0	127	96	286	242
Leduc County	30	31	0	0	0	0	30	31
Morinville Town	36	57	0	0	0	0	36	57
Parkland County	48	85	0	0	0	0	48	85
Spruce Grove City	113	211	7	8	0	0	120	219
St. Albert City	69	79	0	0	0	0	69	79
Stony Plain Town	38	59	0	0	0	6	38	65
Strathcona County	94	279	97	22	0	0	191	301
Sturgeon County	34	62	0	0	0	0	34	62
Remainder of the CMA	13	25	0	0	0	0	13	25
Edmonton CMA	2,280	3,188	688	1,076	364	164	3,332	4,428

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Edmonton City	246	242	50	90	6	92	15	4	317	428	-25.9
Beaumont Town	7	1	2	2	0	6	0	0	9	9	0.0
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	0	0	0	5	0	0	0	7	0	n/a
Fort Saskatchewan City	17	19	12	12	0	5	0	0	29	36	-19.4
Gibbons Town	0	3	0	0	0	0	0	0	0	3	-100.0
Leduc City	23	2	6	0	0	0	0	47	29	49	-40.8
Leduc County	10	1	0	0	0	0	0	0	10	1	**
Morinville Town	5	8	0	0	16	3	0	0	21	11	90.9
Parkland County	19	24	0	0	0	0	0	0	19	24	-20.8
Spruce Grove City	18	31	12	14	4	8	0	0	34	53	-35.8
St. Albert City	9	12	0	4	0	0	0	0	9	16	-43.8
Stony Plain Town	9	10	0	0	12	0	0	0	21	10	110.0
Strathcona County	42	40	2	14	0	0	0	0	44	54	-18.5
Sturgeon County	12	13	0	0	0	0	0	0	12	13	-7.7
Remainder of the CMA	5	1	0	0	0	0	0	0	5	1	**
Edmonton CMA	425	407	84	136	43	114	15	51	567	708	-19.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,345	1,092	306	348	210	182	481	573	2,342	2,195	6.7
Beaumont Town	120	15	26	6	0	6	0	0	146	27	**
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	4	1	2	0	5	5	28	0	39	6	**
Fort Saskatchewan City	89	72	30	42	11	8	0	0	130	122	6.6
Gibbons Town	6	7	0	0	0	0	0	0	6	7	-14.3
Leduc City	171	57	28	14	6	20	0	47	205	138	48.6
Leduc County	34	23	0	2	0	0	0	0	34	25	36.0
Morinville Town	29	19	0	2	19	7	3	0	51	28	82.1
Parkland County	79	60	0	0	0	0	0	0	79	60	31.7
Spruce Grove City	95	93	42	26	8	8	0	0	145	127	14.2
St. Albert City	54	71	2	10	0	16	0	0	56	97	-42.3
Stony Plain Town	29	49	4	8	24	0	0	0	57	57	0.0
Strathcona County	165	168	28	50	27	19	0	0	220	237	-7.2
Sturgeon County	92	63	0	0	0	0	0	0	92	63	46.0
Remainder of the CMA	33	10	0	0	0	0	0	0	33	10	**
Edmonton CMA	2,349	1,800	468	508	310	271	512	620	3,639	3,199	13.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Edmonton City	6	92	0	0	0	0	15	4
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	0	5	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	12	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	31	114	12	0	0	0	15	51

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	171	182	39	0	466	515	15	58
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	5	0	0	0	0	28	0
Fort Saskatchewan City	11	8	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	20	0	0	0	0	0	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	16	7	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	0	0
St. Albert City	0	16	0	0	0	0	0	0
Stony Plain Town	12	0	12	0	0	0	0	0
Strathcona County	27	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	256	271	54	0	466	515	46	105

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Edmonton City	290	327	12	97	15	4	317	428
Beaumont Town	9	3	0	6	0	0	9	9
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	2	0	5	0	0	0	7	0
Fort Saskatchewan City	29	31	0	5	0	0	29	36
Gibbons Town	0	3	0	0	0	0	0	3
Leduc City	29	2	0	0	0	47	29	49
Leduc County	10	1	0	0	0	0	10	1
Morinville Town	5	11	16	0	0	0	21	11
Parkland County	19	24	0	0	0	0	19	24
Spruce Grove City	34	53	0	0	0	0	34	53
St. Albert City	9	16	0	0	0	0	9	16
Stony Plain Town	9	10	0	0	12	0	21	10
Strathcona County	44	54	0	0	0	0	44	54
Sturgeon County	12	13	0	0	0	0	12	13
Remainder of the CMA	5	1	0	0	0	0	5	1
Edmonton CMA	507	549	33	108	27	51	567	708

Table 3.5: Completions by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,651	1,397	637	740	54	58	2,342	2,195
Beaumont Town	132	21	14	6	0	0	146	27
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	6	1	5	5	28	0	39	6
Fort Saskatchewan City	130	117	0	5	0	0	130	122
Gibbons Town	6	7	0	0	0	0	6	7
Leduc City	197	71	8	20	0	47	205	138
Leduc County	34	25	0	0	0	0	34	25
Morinville Town	29	28	16	0	6	0	51	28
Parkland County	79	60	0	0	0	0	79	60
Spruce Grove City	141	127	4	0	0	0	145	127
St. Albert City	56	77	0	20	0	0	56	97
Stony Plain Town	33	51	12	6	12	0	57	57
Strathcona County	192	213	28	24	0	0	220	237
Sturgeon County	92	63	0	0	0	0	92	63
Remainder of the CMA	33	10	0	0	0	0	33	10
Edmonton CMA	2,815	2,268	724	826	100	105	3,639	3,199

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2011	29	11.1	81	31.0	53	20.3	36	13.8	62	23.8	261	489,900	583,649
May 2010	44	19.9	94	42.5	45	20.4	22	10.0	16	7.2	221	416,000	457,209
Year-to-date 2011	165	12.9	413	32.3	325	25.4	169	13.2	208	16.3	1,280	462,450	539,999
Year-to-date 2010	198	18.8	469	44.6	211	20.1	77	7.3	97	9.2	1,052	419,950	469,085
Beaumont Town													
May 2011	3	27.3	3	27.3	4	36.4	1	9.1	0	0.0	11	421,000	428,445
May 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	27	24.5	53	48.2	20	18.2	5	4.5	5	4.5	110	400,769	414,091
Year-to-date 2010	6	42.9	7	50.0	1	7.1	0	0.0	0	0.0	14	383,771	363,277
Calmar Town													
May 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
May 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Fort Saskatchewan City													
May 2011	0	0.0	13	72.2	3	16.7	2	11.1	0	0.0	18	432,300	445,372
May 2010	6	30.0	13	65.0	1	5.0	0	0.0	0	0.0	20	366,250	368,235
Year-to-date 2011	2	2.4	53	62.4	16	18.8	9	10.6	5	5.9	85	417,600	457,516
Year-to-date 2010	25	34.2	38	52.1	5	6.8	4	5.5	1	1.4	73	365,100	381,914
Gibbons Town													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
Leduc City													
May 2011	9	36.0	10	40.0	4	16.0	2	8.0	0	0.0	25	398,900	396,009
May 2010	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	68	39.8	73	42.7	23	13.5	5	2.9	2	1.2	171	374,900	381,899
Year-to-date 2010	37	57.8	21	32.8	4	6.3	2	3.1	0	0.0	64	326,275	345,795
Leduc County													
May 2011	0	0.0	2	20.0	5	50.0	3	30.0	0	0.0	10	508,125	506,715
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	7	19.4	9	25.0	9	25.0	7	19.4	4	11.1	36	487,375	487,618
Year-to-date 2010	3	13.6	3	13.6	10	45.5	4	18.2	2	9.1	22	497,339	491,706
Morinville Town													
May 2011	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2010	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	10	35.7	16	57.1	2	7.1	0	0.0	0	0.0	28	371,550	379,150
Year-to-date 2010	7	26.9	16	61.5	3	11.5	0	0.0	0	0.0	26	373,250	373,931

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
May 2010	13	68.4	2	10.5	1	5.3	2	10.5	1	5.3	19	168,900	313,877
Year-to-date 2011	2	6.7	3	10.0	3	10.0	4	13.3	18	60.0	30	722,500	706,722
Year-to-date 2010	16	35.6	9	20.0	3	6.7	3	6.7	14	31.1	45	420,000	519,551
Spruce Grove City													
May 2011	1	6.3	9	56.3	4	25.0	2	12.5	0	0.0	16	427,500	453,841
May 2010	8	28.6	16	57.1	3	10.7	0	0.0	1	3.6	28	363,574	382,457
Year-to-date 2011	10	11.2	54	60.7	17	19.1	6	6.7	2	2.2	89	419,670	429,431
Year-to-date 2010	35	38.5	46	50.5	8	8.8	1	1.1	1	1.1	91	362,196	371,058
St. Albert City													
May 2011	0	0.0	5	38.5	4	30.8	3	23.1	1	7.7	13	519,900	538,869
May 2010	0	0.0	3	21.4	5	35.7	3	21.4	3	21.4	14	523,000	560,921
Year-to-date 2011	0	0.0	18	30.5	17	28.8	12	20.3	12	20.3	59	520,500	568,922
Year-to-date 2010	1	1.5	19	27.9	21	30.9	15	22.1	12	17.6	68	511,100	568,350
Stony Plain Town													
May 2011	2	28.6	4	57.1	0	0.0	0	0.0	1	14.3	7	--	--
May 2010	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	--	--
Year-to-date 2011	9	30.0	15	50.0	5	16.7	0	0.0	1	3.3	30	389,950	376,246
Year-to-date 2010	19	38.8	22	44.9	5	10.2	0	0.0	3	6.1	49	365,000	431,063
Strathcona County													
May 2011	0	0.0	18	43.9	12	29.3	4	9.8	7	17.1	41	460,000	567,561
May 2010	0	0.0	14	43.8	13	40.6	1	3.1	4	12.5	32	457,500	493,125
Year-to-date 2011	0	0.0	50	31.3	54	33.8	27	16.9	29	18.1	160	494,500	565,019
Year-to-date 2010	2	1.3	49	32.9	47	31.5	19	12.8	32	21.5	149	495,000	605,561
Sturgeon County													
May 2011	2	14.3	0	0.0	0	0.0	1	7.1	11	78.6	14	815,000	738,143
May 2010	1	7.7	3	23.1	2	15.4	4	30.8	3	23.1	13	550,000	570,000
Year-to-date 2011	21	23.1	11	12.1	13	14.3	12	13.2	34	37.4	91	550,000	568,165
Year-to-date 2010	8	12.7	6	9.5	10	15.9	16	25.4	23	36.5	63	590,000	610,317
Remainder of the CMA													
May 2011	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
May 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	10	41.7	8	33.3	3	12.5	1	4.2	2	8.3	24	408,950	414,967
Year-to-date 2010	7	50.0	4	28.6	2	14.3	0	0.0	1	7.1	14	349,950	377,821
Edmonton CMA													
May 2011	53	12.2	153	35.1	89	20.4	56	12.8	85	19.5	436	460,000	550,370
May 2010	77	20.8	158	42.7	72	19.5	33	8.9	30	8.1	370	410,050	454,139
Year-to-date 2011	338	15.3	780	35.4	509	23.1	257	11.7	322	14.6	2,206	448,966	512,325
Year-to-date 2010	367	21.1	713	41.0	330	19.0	142	8.2	186	10.7	1,738	419,650	473,491

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2011

Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	583,649	457,209	27.7	539,999	469,085	15.1
Beaumont Town	428,445	--	n/a	414,091	363,277	14.0
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	445,372	368,235	20.9	457,516	381,914	19.8
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	396,009	--	n/a	381,899	345,795	10.4
Leduc County	506,715	--	n/a	487,618	491,706	-0.8
Morinville Town	--	--	n/a	379,150	373,931	1.4
Parkland County	--	313,877	n/a	706,722	519,551	36.0
Spruce Grove City	453,841	382,457	18.7	429,431	371,058	15.7
St. Albert City	538,869	560,921	-3.9	568,922	568,350	0.1
Stony Plain Town	--	--	n/a	376,246	431,063	-12.7
Strathcona County	567,561	493,125	15.1	565,019	605,561	-6.7
Sturgeon County	738,143	570,000	29.5	568,165	610,317	-6.9
Remainder of the CMA	--	--	n/a	414,967	377,821	9.8
Edmonton CMA	550,370	454,139	21.2	512,325	473,491	8.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,380	2,983	2,470	55.9	326,557	-4.8	320,240
	April	1,605	-13.1	1,343	3,308	2,620	51.3	327,805	-3.4	326,420
	May	2,007	10.0	1,412	3,556	2,622	53.9	331,537	-2.7	323,306
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,873	21.6		8,432			327,793	5.5	
	Q1 2011	3,537	-8.7		7,809			319,314	-2.6	
	YTD 2010	7,544	4.9		15,986			333,705	5.7	
	YTD 2011	7,149	-5.2		14,673			324,652	-2.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	920
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	907
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	918
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	950
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	935
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34	89.8	124.8	659	5.8	73.0	937
	April	621	3.70	5.69	89.6	126.2	659	5.7	72.9	944
	May	616	3.70	5.59		126.5	660	5.6	72.7	950
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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